066.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	667,100 / 667,100
					USE VALUE:	667,100 / 667,100
					ASSESSED:	667,100 / 667,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
166		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERREIRA JOHN & DOROTHY
Owner 2:	
Owner 3:	
Street 1:	166 MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1477 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4687.000	310,100	3,800	353,200	667,100
Total Card	0.108	310,100	3,800	353,200	667,100
Total Parcel	0.108	310,100	3,800	353,200	667,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.66 | /Parcel: 451.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42260

GIS Ref

GIS Ref

Insp Date 06/11/09

!5665!

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	310,100	3800	4,687.	353,200	667,100		Year end	12/23/2021
2021	101	FV	300,700	3800	4,687.	353,200	657,700		Year End Roll	12/10/2020
2020	101	FV	300,700	3800	4,687.	353,200	657,700	657,700	Year End Roll	12/18/2019
2019	101	FV	232,100	3800	4,687.	328,000	563,900	563,900	Year End Roll	1/3/2019
2018	101	FV	232,100	3800	4,687.	328,000	563,900	563,900	Year End Roll	12/20/2017
2017	101	FV	232,100	3800	4,687.	287,600	523,500	523,500	Year End Roll	1/3/2017
2016	101	FV	232,100	3800	4,687.	262,400	498,300	498,300	Year End	1/4/2016
2015	101	FV	218,900	3800	4,687.	232,100	454,800	454,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:34:19

LAST REV

Date	Time
11/12/21	09:34:21
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 5665

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SQUIRES MARGARE	28821-465		7/10/1998		253,500	No	No		Y

USER DEFINED

Prior Id # 1:	42260
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2021	1304	Redo Kit	35,000	O				
7/14/1998	473	Manual	4,000					REPLACE BATH
10/4/1993	494	Manual	4,500					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2009	Measured	189	PATRIOT
10/5/1999	Meas/Inspect	267	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4687		Sq. Ft.	Site		0	70.	1.08	12			Med. Tr	-10					353,186						353,200	

Total AC/HA:	0.10760	Total SF/SM:	4687	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	353,186	Spl Credit		Total:	353,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380943
Depreciation:	70855
Depreciated Total:	310088

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

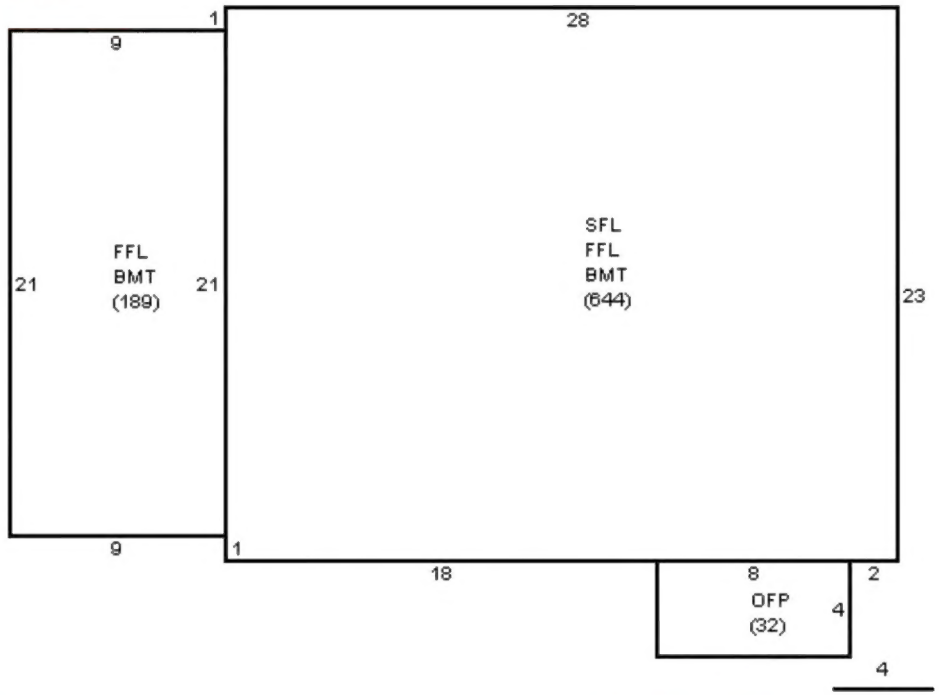
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.41
Special Features:	0	Val/Su Net:	132.41
Final Total:	310100	Val/Su SzAd	209.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	833	54.120	45,084
FFL	First Floor	833	180.410	150,281
SFL	Second Floor	644	180.410	116,184
OFP	Open Porch	32	43.560	1,394

Net Sketched Area:	2,342			Total:	312,943
Size Ad	1477	Gross Area	2342	FinArea	1477

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1928	27.63	T	40	101			3,300			3,300
19	Patio	D	Y	1	8X16	A	AV	1980	5.18	T	31.2	101			500			500

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800